



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE TUESDAY, JANUARY 9, 2007

Minutes

Members present: Jay Dorman, Brian Mayo, Steve Stromquist, Madeleine Torres, and Susan Westermeier, thereby constituting a quorum.

DOCS Staff Present: David Littlejohn, Matt Griffin, Christine Barton-Holmes.

The Special Studies Committee considered the following items:

1. Docket No. 06100019 ADLS Amend: Bella Chic – Signage

The applicant seeks approval for a new ground sign.

The site is located at 111 1st st sw and is zoned I-1.

Filed by Derek Wellman for Bella Chic.

TABLED TO FEBRUARY 6, 2007

2. Docket No. 06120017 ADLS Amend: 1003 E 106th St. – Signage

The applicant seeks approval for two new wall signs.

The site is located at 1003 E 106th St. and is zoned B-5.

Filed by Lorraine Ball for Le Rain, Inc.

Lorraine Ball and Eric Schneller, owners of the property located at 1003 East 106th Street, appeared before the Committee representing the applicant. The property is a house that was rezoned commercial/business—the house will be used for two separate businesses. The petitioner is for two signs, one for each business.

Department Report, David Littlejohn: Both signs comply with the Sign Ordinance; one sign per tenant is allowed. At this time, the Department recommends approval.

In response to questions from the Committee, the petitioner stated that the signs are made of wood and no lighting is being requested—the front porch light is usually on all night. The color schemes are shown on the business cards distributed this evening—“Roundpeg” is blue and teal, “Crew” is brown/light tan/sage. The signs will match in dimensions.

Jay Dorman made formal motion for approval of **Docket No. 06120017 ADLS Amend, 1003**

East 106th Street Signage, for two new wall signs that represent the color of the business cards submitted, (“Roundpeg” is offwhite background, blue and teal, “Crew” is light brown, tan, and sage green) with materials noted by petitioner, seconded by Madeleine Torres, **Approved 5-0.**

3. Docket No. 06120018 ADLS Amend: Woodland Animal Hospital – Signage

The applicant seeks approval for a new ground sign.

The site is located at 269 W Carmel Dr. and is zoned I-1.

Filed by Kurt Phillips for Woodland Animal Hospital.

Kurt Phillips, owner of the Woodland Animal Hospital located at 269 West Carmel Drive appeared before the Committee representing the applicant. The building is now a single-tenant building and the sign will reflect that. A picture of the proposed sign was presented—the sign complies with the maximum guidelines as far as square footage and height—only the shape is changed slightly and the wording is changed to add “and Pet Lodge.” The sign will be in the same location as the existing sign and will show the logo and phone number; there will also be landscaping around the base of the sign with two exterior lights on either side of the sign that are operated on photo-sensors-on at dusk, off at dawn. The colors of the sign will remain the same.

Department Report, David Littlejohn: The sign complies with the Carmel Sign Ordinance—the petitioner is re-facing an existing sign—the lighting stays the same.

Sue Westerfield made formal motion to approve **Docket No. 06120018 ADLS Amend, Woodland Animal Hospital Signage**, seconded by Madeleine Torres, **Approved 5-0.**

4. Docket No. 06120019 ADLS Amend: Clarian North Medical – Signage

The applicant seeks approval for amendment to an existing sign package.

The site is located at 11700 N Meridian St. and is zoned PUD.

Filed by Joseph Scimia for Baker & Daniels LLP.

Roger Kilmer, attorney with Baker & Daniels appeared before the Committee representing the applicant. Also in attendance: Angie Thompson, Vice President, Clarian, and Adam Kaiser of Jacobs Construction.

The petitioner is requesting amendment of the master Signage for Clarian North campus that was originally approved as part of the Clarian PUD in June 2003. Since that approval, there have been two other amendments granted. The first signage amendment was granted in January 2005 for design features; the second amendment was granted in May, 2005 for the addition for the “Riley Hospital for Children” signage.

This evening, approval is being requested on five additional areas for signage—three of the five areas are related to the ambulance bay. When the site was designed, the access drive was designed specifically for ambulance usage; however, the access drive is being utilized by non-ambulance vehicles for emergencies and conflicts are being created. The petitioner is asking for some small signage to clearly identify the ambulance entry only. At present, there is no sign on the existing canopy over the ambulance bay—signage will help identify this as an ambulance only

area. There is another bay utilized for non-ambulance emergencies and that area has signage. The requested signage would be on the east, north and south facades of the canopy and ambulances traveling south on US 31 and north on US 31 would be able to see the signage easily. The last signage relating to the ambulance would be for the parking area—emergency physician parking only.

The other two areas of signage have already been installed—it was not realized that approval was needed. Those signs are for “Reserved Parking” adjacent to existing handicap spots, and the last sign identifies the Clarian campus as a non-smoking area.

The colors and sizes of the signs are shown in the informational packets.

Department Report, David Littlejohn: The proposed signs match the existing signage on site. At this time the Department is recommending approval of the additional signs.

After some discussion, the Committee suggested that the current “Ambulance Only Please” sign drop the word “please,” thereby making the wording more strong and forceful. Also, it was suggested that in addition to the “Ambulance Only” sign, the second sign should be worded to re-route traffic to the “Main Entrance.”

Jay Dorman made formal motion to continue this Docket to the next Committee meeting on February 6, 2007, thereby allowing Committee members an opportunity to drive the Clarian campus both at night and during the day to get a flavor for the signage—motion died for lack of a second.

Susan Westermeier made formal motion for approval of **Docket No. 06120019 ADLS Amend, Clarian North Medical Signage**, with the packet submitted this evening—the signs would be backlit florescent—no brighter than the current lighting, and the word “please” would be dropped from the Ambulance Only sign, seconded by Madeleine Torres, **Approved** 4 in favor, one opposed (Dorman.)

5. Docket No. 06120020 ADLS Amend: World Wide Motors – Signage

The applicant seeks approval for a new wall sign.

The site is located at 4000 E 96th St. and is zoned B-3.

Filed by Traci Pia for World Wide Motors.

Marcell Tworek appeared before the Committee representing World Wide Motors, 4000 East 96th Street. The owner would like to install a new wall sign, letters would be blue to match some existing colors on the building, and EFIS letters, 1 foot, 8-inch letters, unlit.

Department Report, David Littlejohn: The sign conforms to the Carmel Sign Ordinance. At this time, the Department is recommending approval.

Madeleine Torres requested that the Department make a concerted effort to furnish the Committee with color renderings of signs being proposed.

Jay Dorman made formal motion to approve Docket No. 06120020 ADLS Amend, World Wide Motors Signage, seconded by Madeleine Torres, Approved 5-0.

6. **Docket No. 06120021 ADLS Amend: North Augusta, Sec 1, Lots 10-11 – Signage**
The applicant seeks approval for a new sign package.
The site is located at 9699 N Michigan and is zoned B-2.
Filed by Michael Oswald for Sign Craft Industries.

TABLED to February 6, 2007

7. **Docket No. 06120022 ADLS Amend: Carmel Total Fitness – Signage**
The applicant seeks approval for new sign signage.
The site is located at 820 W 122nd St and is zoned M-3.
Filed by Lisa Bohn for LB&A Sign Management.

TABLED to February 6, 2007

8. **Docket No. 06080006 ADLS Amend: Opus Landmark @ Meridian Phase II - CONT. to FEB 6th.**
The applicant seeks approval for the construction of a 124,215-square foot, four-story office building in an existing office park.
The site is located at 10333 North Meridian Street and is zoned B2.
Filed by Steve Foster of Opus North.
9. **Docket No. 06060023 DP/ADLS: Bill Estes Pre-Owned Facility – CONT. to FEB 6th.**
The applicant seeks to construct a new, 9,350-square foot, pre-owned vehicle sales facility. Variances for signage, landscaping, and bufferyards will be filed.
The site is located at 4102 West 96th Street and 9884 Michigan Road, and is zoned B2.
Filed by Mary Solada of Bingham McHale LLP for Bill Estes Chevrolet.
10. **Docket No. 06090029 DP/ADLS: Red Robin Michigan Road – CONT to. FEB. 6**
The applicant seeks development plan and architecture, lighting, landscaping, and signage approval for a proposed 6,350-square foot restaurant.
The site is located at 9901 Michigan Road and is zoned B2. It is within the Michigan Road/US 421 Overlay District.
Filed by John Finnemore of Red Robin International, Inc.
11. **Docket No. 06110011 ADLS Amend: Max & Erma's Restaurant – Building.**
The applicant seeks approval to repaint the existing building and replace sign faces.
The site is located at 12195 North Meridian Street and is zoned B3.
Filed by Bruce W. Hamler of Max & Erma's Restaurants, Inc.

Bruce Hamler of Max & Erma's Restaurants appeared before the Committee representing the
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applicant. The current proposal is to paint the exterior of the building and replace the existing, striped awning to solid black to tie in with the existing awning over the patio area. The current green sign would no longer blend and the face of the signs will be changed to red—the size of the sign and location would not be changed.

Department Report, Matt Griffin: The proposal meets the Sign Ordinance. This particular lot was not held to the sign package for the entire strip building that does not technically permit red, yet there are some red signs within the strip center. This outlot is governed by its own approvals. The green and white colors were the original package approval and that is now being requested for an amendment to change to the new color scheme. The Department is in favor of the requested changes.

Jay Dorman was concerned with the candle power of the red signage—Mr. Hamler responded that the sign is not bright, but more “toned-down.”

Jay Dorman made formal motion to approved Docket No. 06110011 ADLS Amend, Max & Erma’s Restaurant Building exterior remodel and replacement of signs faces, with the provision that if the Department Staff finds that the brightness of the signs exceeds comparable signage in the center and properties along US 31, the petitioner will make proper adjustments at the request of the Department, seconded by Susan Westermeier, Approved 5-0.

Brian Mayo was introduced as the new member of the Committee, replacing Mark Rattermann.

There was no further business to come before the Committee and the meeting adjourned at 6:48 PM.

Steve Stromquist, Chairperson

Ramona Hancock, Secretary